

City of Tenino

Washington

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**HIDDEN MEADOW FINAL PLAT
PSD 2017-0001**

STAFF REPORT: DAN PENROSE, CITY PLANNER
JUNE 6, 2020

- OWNER:** Rainier Equity Ventures LLC
PO Box 627, Rainier, WA 98576
- APPLICANT:** Doug Bloom, Rainer Equity Ventures (previously Rainier General Development)
- REQUEST:** **Final Plat** approval for Hidden Meadow Subdivision, a 30-lot residential subdivision with two open-space tracts and a critical areas tract.

STAFF RECOMMENDATION PSD2017-0001

Staff recommends that the City Council **APPROVE Final Plat PSD2017-0001** for a 30-lot subdivision, based upon finding that the request meets all applicable standards set forth in the Tenino Municipal Code and has met each of the conditions set forth in Preliminary Plat approval:

1. The applicant has demonstrated the stormwater facilities contain all runoff on-site.
2. The site development permit includes a final drainage report with a site plan and basin map showing the location and size of the proposed stormwater infrastructure, existing stormwater flows, and overflow routes.
3. The site development permit application includes a Stormwater Pollution Prevention Plan (SWPPP), erosion control plan, and operations and maintenance documentation.
4. The applicant has shown the required separation is being met for the bioretention swale.
5. The applicant has provided a performance bond for the required fire hydrants consistent with the Fire Marshal's requirements.
6. A note has been placed on the plat indicating school impact fees must be paid prior to issuing building permits. Pursuant to RCW 82.02.050, if the developer has an agreement recorded with the city, payment of school impact fees may be deferred to a later date.
7. The applicant has provided a performance bond for the required open space recreational equipment such as a playground or sport court.

8. The site development permit shows the location of park and open space improvements on the civil drawings.
9. A note has been placed on the final plat prohibiting any development within Scatter Creek's shoreline environment.
10. Adequate provisions for protecting wetlands, as laid out by the applicant's wetland professional, shall be recorded with the Thurston County Auditor.
11. The applicant has provided a performance bond to ensure replacement of the two oaks on a 3:1 basis. The replacement oaks shall be placed in the open space tract.
12. A note has been placed on the final plat indicating the presence of critical wildlife habitat (Oregon white oaks).
13. An IPMP has been prepared and approved by Thurston County Environmental Health, and the Plan must identify the method for informing future property owners of the requirements.
14. A note has been placed on the final plat indicating the site is within a critical aquifer recharge area.
15. The applicant obtained a site development permit prior to any land disturbing activities.
16. The applicant has provided a performance bond for the required frontage improvements along Old Highway 99 the full frontage of the property.
17. The Final Plat includes adequate provisions for ownership and maintenance of the common areas as recorded with the Thurston County Auditor. Such provisions address ownership, right of use, responsibility for maintenance, remedies in the event any of the responsible parties fail to perform, and procedures for modification or vacation of easements or tracts and associated facilities not required as a condition of the land division approval. The documents shall also include an adequate funding mechanism for those areas/facilities requiring regular maintenance.
18. The Final Plat includes adequate provisions for ownership and maintenance of the stormwater facilities as recorded with the Thurston County Auditor. Such provisions address ownership, right of use, responsibility for maintenance, remedies in the event any of the responsible parties fail to perform. The documents shall also include an adequate funding mechanism for those areas/facilities requiring regular maintenance.

BACKGROUND

SITE DESCRIPTION

Property Location: 16312 OLD HWY 99 SE
Parcel Number: 12625110300
Zoning: Single Family (SF)
Property Size: 6.861 acres

PROPOSAL

The applicant has subdivided the property into 30 single-family residential lots with two open space tracts and a critical areas tract. A new street that intersects with Old Highway 99 has been established and terminates in a temporary cul-de-sac, allowing for future extension if needed. The property lies in proximity to Scatter Creek, and portions of the property are within the shoreline environment, the 150-foot wetland buffer, and the 150-foot stream buffer. Neither Scatter Creek or its associated wetlands are located on the property itself.

NOTIFICATION AND PUBLIC COMMENT

The applicant submitted a Land Use Application to the City of Tenino on June 15, 2017. A notice of application for the request for preliminary subdivision approval was mailed to all property owners within 300 feet of the subject property on June 26, 2017 and was also published on site and in the July 5, 2018 edition of the Tenino Independent. SEPA Notice was given on January 19, 2018 and the City issued a SEPA Determination of Nonsignificance (DNS) on January 19, 2018. The SEPA comment period closed on February 2, 2018.

A Public Hearing was held before the Planning Commission on February 14, 2018 and March 14, 2018 and the Planning Commission approved the proposal on March 14, 2018.

On March 27, 2018 the City Council approved the Preliminary Plat to permit a 30-unit subdivision with 18 conditions of approval.

FINDINGS FOR APPROVAL OF A FINAL PLAT

Tenino Municipal Code 114.40.060 gives the city council the full authority to approve final plats, replats, alterations, or amendments. The community development department has reviewed the application for a proposed final plat **and is satisfied that the following conditions exist:**

- A. The final plat, replat, alteration, or amendment meets all standards established by state law and this title relating to final plats;
- B. The proposed final plat, replat, alteration, or amendment bears the certificates and statements of approval required by this title and state law;
- C. The final plat conforms to the content requirements of 114.40.050;
- D. Required improvements pursuant to Chapter 114.50 have been installed or bonded for same
- E. The requirements of preliminary plat have been verified as completed/bonded as required and provided to the council as a written staff report;
- F. A title insurance report that confirms the title of the land in the proposed subdivision is vested in the name of all persons whose consent is necessary to dedicate streets and other easements shown upon the map and whose signatures appear on the plat's certificate not older than 60 days at time of filing for final plat showing the names;
- G. City engineer/community development. The facilities and improvements required to be provided by the developer have been completed or, alternatively, that the developer has provided a performance bond, or cash deposit in lieu thereof, or other security commonly used by banking and lending institutions; provided further that the bond, cash deposit, or other security, as hereinabove required, shall be filed with the city clerk/treasurer and shall be in a form acceptable to the city and in an amount of 125 percent of costs and with sureties commensurate with improvements remaining to be completed and securing to the city the construction and installation of the improvements within a fixed time as set by the council, pursuant to Chapter 100.30.120, security mechanisms.